

**P.O.B.**  
GPS MONUMENT NO. 34  
ELEVATION = 340.71' (NGVD 29)  
N 8° 42' 32" W - 4,877.06'  
DESCRIPTION: BRASS CAP IN  
CONCRETE MARKER LOCATED ON THE  
SOUTHEAST CORNER OF INTERSECTION  
OF WILLIAM JOEL BRYAN PARKWAY &  
JULY STREET

EAST VILLA MARIA  
(100' RIGHT-OF-WAY)

N 2° 11' 10" E - 193.37'

**PETE'S EXXON**  
LOT 1, BLOCK ONE

0.874 ACRES  
38,071 SQ. FT.

NOW OR FORMERLY  
PANAGIOTIS KOUNTAKIS  
CALLED: 0.8632 ACRE TRACT  
(VOL. 1687, PG. 94)

EXISTING & PROPOSED USE  
GAS STATION & CONVENIENCE CENTER

ZONED: RETAIL

N 72° 38' 04" E - 176.51'  
(ORIGINAL R.O.W. LINE - R.O.W. TAKEN 1253/531)

EAST 29TH STREET  
(75' RIGHT-OF-WAY)

**CRESTVIEW REST HOME  
SUBDIVISION**  
(VOLUME 648, PAGE 257)

NOW OR FORMERLY  
MRC CRESTVIEW TERRACE  
LOT 2, BLOCK 1  
(VOL. 5404, PG. 44)

S 73° 35' 52" E - 226.84'  
(PLAT CALL: S 73° 35' 52" E - 226.85')

5/8" I.R. (FND.)

S 17° 13' 50" E - 56.24'  
(PLAT CALL: S 17° 13' 50" E - 56.00')

NOW OR FORMERLY  
PANAGIOTIS KOUNTAKIS AND  
WIFE, JANT KOUNTAKIS  
(VOL. 6321, PG. 22)

PORTION OF LOT 3, BLOCK 1  
CALLED 0.86 ACRES

16' x 5' GUY WIRE AND  
EASEMENT-  
ANCHOR 944/802

5/8" I.R. (SET)

0 20 40  
SCALE: 1" = 20'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I (We), \_\_\_\_\_, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deed Records of Brazos County in Volume \_\_\_\_\_, Page \_\_\_\_\_, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places shown for the purposes identified.

Owner \_\_\_\_\_

STATE OF TEXAS

COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, \_\_\_\_\_, Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by said Commission.

Chairman, Planning & Zoning Commission  
Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Engineer, Bryan, Texas

CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS

COUNTY OF BRAZOS

I, \_\_\_\_\_, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Official Records of Brazos County, Texas, in Volume \_\_\_\_\_, Page \_\_\_\_\_.

County Clerk, Brazos County, Texas

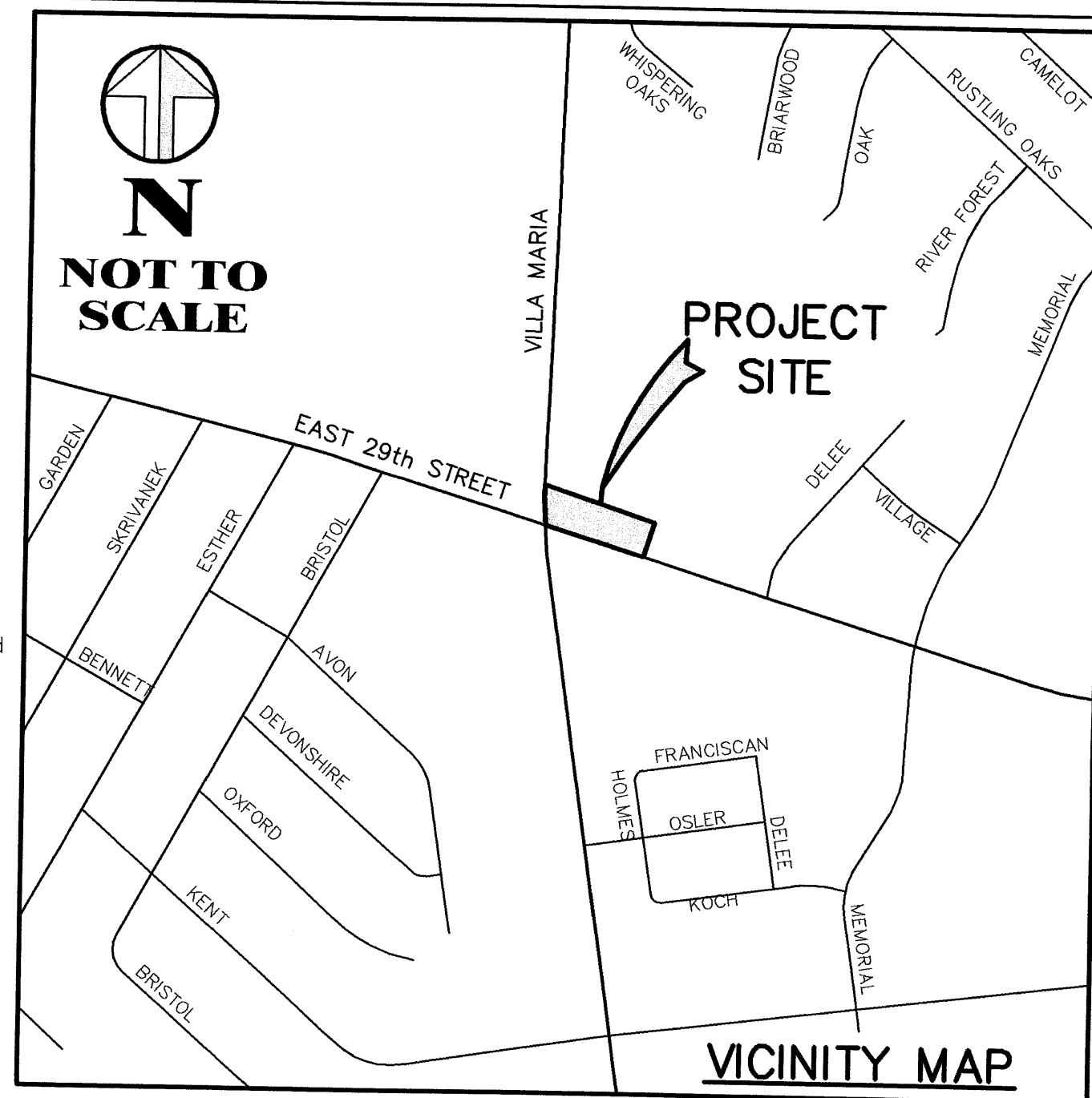
CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS

COUNTY OF BRAZOS

I, \_\_\_\_\_, Registered Public Surveyor No. \_\_\_\_\_, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Registered Public Land Surveyor



FINAL PLAT NOTES:

1. (O/D.R.B.C.T.) DENOTES OFFICIAL/DEED RECORDS OF BRAZOS COUNTY, TEXAS.
2. THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A.- FIRM COMMUNITY PANEL NO.'s. 48041C 0141C & 0142C, JULY 2, 1992.
3. SETBACKS ARE AS SPECIFIED IN THE SUBDIVISION DEVELOPMENT ORDINANCE (NO. 1074), AMENDED BY (NO. 1261) EFFECTIVE DECEMBER 8, 2000.
4. BASIS OF BEARING: NORTH ORIENTATION IS BASED ON GRID NORTH PER GPS OBSERVATIONS.
5. NO IMPROVEMENTS ON THIS PROPERTY ENCRONCH ON ADJACENT PROPERTY NOR DO ANY IMPROVEMENTS ON ADJACENT PROPERTY ENCRONCH ON THIS PROPERTY, EXCEPT AS SHOWN.

METES AND BOUNDS DESCRIPTION  
OF A  
0.874 ACRE TRACT  
JOHN AUSTIN LEAGUE, A-9  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 9, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 0.8632 ACRE TRACT AS DESCRIBED BY A DEED TO PANAGIOTIS KOUNTAKIS RECORDED IN VOLUME 1687, PAGE 94 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE EAST LINE OF VILLA MARIA ROAD (100' R.O.W.) MARKING THE NORTHWEST CORNER OF SAID 0.8632 ACRE TRACT AND A SOUTHWEST CORNER OF LOT 2, BLOCK 1, CRESTVIEW REST HOME SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 648, PAGE 257 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 73° 35' 52" E ALONG THE COMMON LINE OF SAID LOT 2 AND SAID 0.8632 ACRE TRACT FOR A DISTANCE OF 226.84 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID 0.8632 ACRE TRACT;

THENCE: S 17° 13' 50" W CONTINUING ALONG THE COMMON LINE OF SAID LOT 2 AND SAID 0.8632 ACRE TRACT FOR A DISTANCE OF 56.24 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF THE REMAINDER OF LOT 3, BLOCK 1, CRESTVIEW REST HOME SUBDIVISION;

THENCE: S 17° 16' 45" W ALONG THE COMMON LINE OF SAID 0.8632 ACRE TRACT AND SAID REMAINDER OF LOT 3 FOR A DISTANCE OF 134.20 FEET TO A 5/8 INCH IRON ROD SET ON THE EXISTING NORTHEAST LINE OF E. 29TH STREET MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 72° 38' 04" W ALONG THE EXISTING NORTHEAST LINE OF E. 29TH STREET (75' R.O.W. AT THIS POINT) FOR A DISTANCE OF 176.51 FEET TO A 5/8 INCH IRON ROD SET ON THE EAST LINE OF VILLA MARIA ROAD MARKING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 02° 11' 10" E ALONG THE EAST LINE OF VILLA MARIA ROAD FOR A DISTANCE OF 193.37 FEET TO THE POINT OF BEGINNING CONTAINING 0.874 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND MARCH, 2006. FOR MORE DESCRIPTIVE INFORMATION SEE PLAT PREPARED MARCH, 2006. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

**FINAL PLAT**  
OF  
**PETE'S EXXON**  
LOT 1, BLOCK ONE  
0.874 ACRES

INCLUDING ALL OF A

**Called 0.8632 Acre Tract**

**VOLUME 1687, PAGE 94**

JOHN AUSTIN LEAGUE, A-9

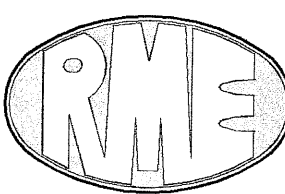
BRYAN, BRAZOS COUNTY, TEXAS

SURVEYED: MARCH 12, 2006

**SURVEYED BY: KERR SURVEYING, LLC**  
505 CHURCH STREET, P.O. BOX 269  
COLLEGE STATION, TEXAS 77841  
PHONE (979) 268-3195



**RABON  
METCALF  
ENGINEERING**



POST OFFICE BOX 9253  
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EMAIL: [rmengincor@verizon.net](mailto:rmengincor@verizon.net)

OFFICE - (979) 690-0329  
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CELL - (979) 219-4174

CLIENT INFORMATION  
**PREMIER BUILDERS, INC.**  
c/o CHARLES TAYLOR, III  
2402 BROADMOOR  
BLDG. D, STE. 101  
BRYAN, TX 77802  
OFF: (979) 776-2212  
FAX: (979) 776-2214  
FILENAME: 0269FP1A | SCALE: 1" = 20'  
SUBMITTAL DATE: MARCH 21, 2006  
DRAWN BY: C.E.H.  
CHECKED BY: R.A.M.  
FIELD BOOK: N/A | PAGES: N/A  
**RABON METCALF ENGINEERING**  
CLIENT NO. PROJECT NO.  
**199 - 0274**

FP06-05